031.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,045,900 / 1,045,900
					USE VALUE:	1,045,900 / 1,045,900
					ASSESSED:	1,045,900 / 1,045,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		WYMAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSTON DAVID F
Owner 2:	SUSSMAN DANA
Owner 3:	
Street 1:	27 WYMAN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	POWERS HENRY B JR-STUBBS E -
Owner 2:	-
Street 1:	27 WYMAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Clapboard Exterior and 2631 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6672.000	540,300	9,500	496,100	1,045,900
Total Card	0.153	540,300	9,500	496,100	1,045,900
Total Parcel	0.153	540,300	9,500	496,100	1,045,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 397.61 /Parcel: 397.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 031.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	540,300	9500	6,672.	496,100	1,045,900		Year end	12/23/2021
2021	101	FV	525,600	9500	6,672.	496,100	1,031,200		Year End Roll	12/10/2020
2020	101	FV	525,600	9500	6,672.	496,100	1,031,200	1,031,200	Year End Roll	12/18/2019
2019	101	FV	396,600	9500	6,672.	527,100	933,200	933,200	Year End Roll	1/3/2019
2018	101	FV	436,400	4900	6,672.	384,500	825,800	825,800	Year End Roll	12/20/2017
2017	101	FV	436,400	4900	6,672.	334,900	776,200	776,200	Year End Roll	1/3/2017
2016	101	FV	436,400	4900	6,672.	285,300	726,600	726,600	Year End	1/4/2016
2015	101	FV	406,900	4900	6,672.	279,100	690,900	690,900	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2571

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
POWERS HENRY B	32805-132		5/4/2001		540,000	No	No		
	15189-59		8/1/1983		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2018	38	Add Bath	10,000	C				
9/15/2017	2009	Redo Bas	25,000	C				
9/12/2017	1180	Det. Gar	65,000	C				
8/6/2001	542	Add Bath	82,000	C				ADD 1/2 BATH-1/2 T

ACTIVITY INFORMATION

Date	Result	By	Name
10/21/2017	Inspected	HS	Hanne S
10/7/2017	MEAS&NOTICE	HS	Hanne S
4/7/2009	Meas/Inspect	163	PATRIOT
9/14/2001	MLS	MM	Mary M
4/21/2000	Inspected	263	PATRIOT
2/25/2000	Measured	264	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

User Acct

21461

GIS Ref

GIS Ref

Insp Date

10/21/17

!2571!

PRINT

Date	Time
12/29/21	21:42:39

LAST REV

Date	Time
10/04/18	13:09:36
apro	

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	21461
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6672		Sq. Ft.	Site		0	80.	0.93	1									496,130						496,100	

Total AC/HA:	0.15317	Total SF/SM:	6672	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	496,130	Spl Credit		Total:	496,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	B		
Heat Fuel:	2 - Gas		
Heat Type:	4 - Radiant H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20147061
Const Adj.:	0.99989998
Adj $ / SQ:	162.182
Other Features:	140450
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	663736
Depreciation:	123455
Depreciated Total:	540281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

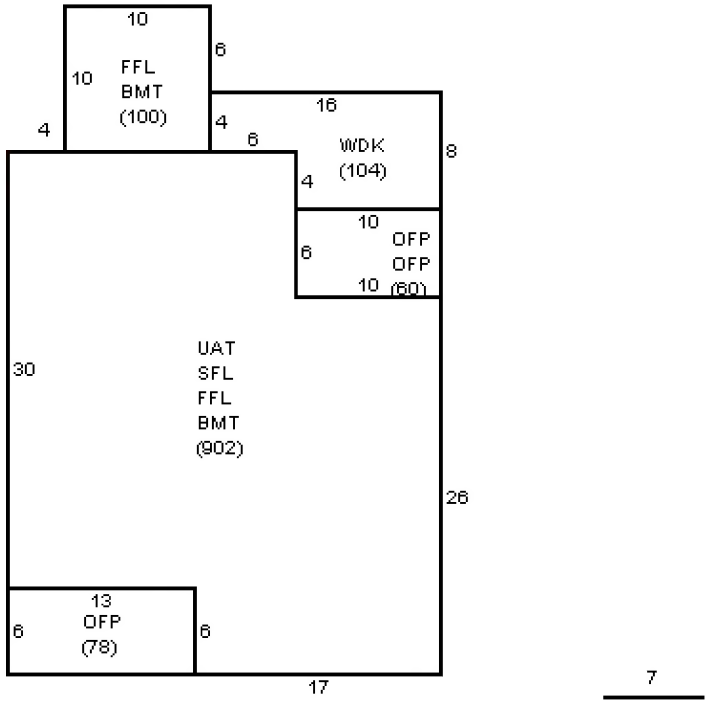
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.24
Special Features:	0	Val/Su Net:	157.34
Final Total:	540300	Val/Su SzAd	283.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,002	64.470	64,596
FFL	First Floor	1,002	162.180	162,507
SFL	Second Floor	902	162.180	146,288
UAT	Upper Attic	226	124.880	28,161
OFP	Open Porch	198	24.830	4,917
WDK	Deck	104	15.610	1,624

	Net Sketched Area:	3,434		Total:	408,093
Size Ad	1904	Gross Area	4110	FinArea	2631

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50		
UAT	100	FLA	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 031.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	26X24	A	AV	2017	16.11	T	5	101			9,500			9,500

More:	N	Total Yard Items:	9,500	Total Special Featues:		Total:	9,500

IMAGE

AssessPro Patriot Properties, Inc